

MEMORANDUM

Building and Housing



DATE: December 13, 2018
TO: Mayor and City Council
THROUGH: Julie Edmonds-Mares, City Manager
FROM: Sharon Goei, Director of Building and Housing
SUBJECT: Tenant Protection Task Force Update

The City has established and launched a Tenant Protection Task Force comprised of representatives of the local community that includes private, public, and nonprofit sectors, with members from the tenant and landlord/property owner communities. The following have been in attendance:

Tenant Representatives

Project Sentinel

Mark Thomasee, Attorney

Law Foundation of Silicon Valley

Matthew Warren, Attorney

Local Tenant

Terry Naylor, Sunnyhills Resident

SV Independent Living Center

Sheri Burns, Executive Director

Landlord Representatives

California Apartment Association

Anil Babbar, Vice President

Santa Clara Association of Realtors

Greg Haas

Property Manager

Killian Bryne, Vice President of Vasona

Landlord Representative

Helen Wang

An initial joint meeting was held to kick off the Tenant Protection Task Force in September. In October and November, the tenants and landlords have met individually to discuss their proposals. At their request, an individual meeting was scheduled for the evening of December 10, 2018 for each group. The Task Force has discussed holding meetings in January and February, but have yet to determine whether those meetings will be individual or joint meetings.

The Tenant representatives conducted research and independently drafted a rent control ordinance, which includes "Just-Cause Eviction" language. They have emphasized this is their number one priority. Secondary priorities discussed include: relocation assistance, Landlord registration, and a clearer focus on what constitutes Landlord or Tenant protections.

The Landlord representatives outlined items to be included in a draft policy. Those included: ADU incentives, mediation, Landlord/Tenant education, rental assistance program, minimum lease terms, and a Voucher Incentive Ordinance.

The goal of the Task Force has been to develop Tenant Protection recommendations that are fair and representative of the community. The Task Force hopes to bring their 'Core Value' recommendations for staff to take to Council in early 2019.

If you have any questions, please contact Sharon Goei at (408) 586-3260 or Robert Musallam at (408) 586-3275.